

**OFFICE / FLEX CONDOMINIUMS
FOR SALE OR LEASE**



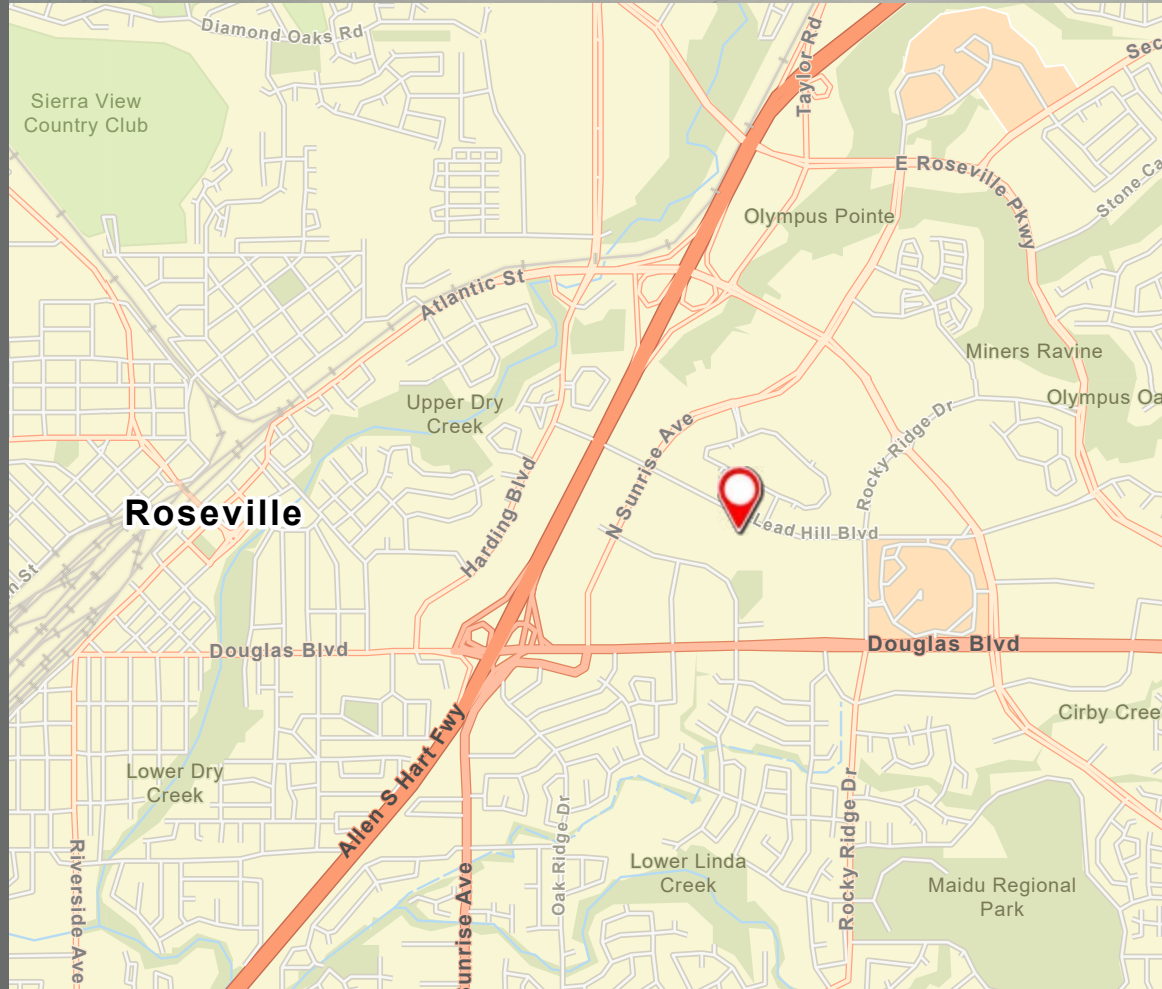
PROPERTY HIGHLIGHTS

1376 Lead Hill Boulevard is a single story, multi-tenant, office/flex building located in highly desirable area of Roseville, CA. South Placer Business Park sits in the heart of Roseville enjoying close proximity to Interstate 80 with easy access from both the Douglas Boulevard and Eureka Road exits, two of the major arteries into the affluent East Roseville and Granite Bay submarkets.

- Building Size: \pm 31,078 gross square feet condominium building
- The Building can be 100% office, or flex, allowing for a variety of users.
- The Building is broken out into five, separate condos, ranging from approximately 5,439 GSF up to \pm 31,078 GSF.
- Located within walking distance to hotels, restaurants and shopping
- Excellent I-80 access
- Buildout includes private offices, restrooms, and potential warehouse spaces
- The office/flex building includes multiple roll up doors
- Vast window line allows excellent natural light
- Large paved lot behind the building
- Parking Ratio: 4.80/1,000 SF

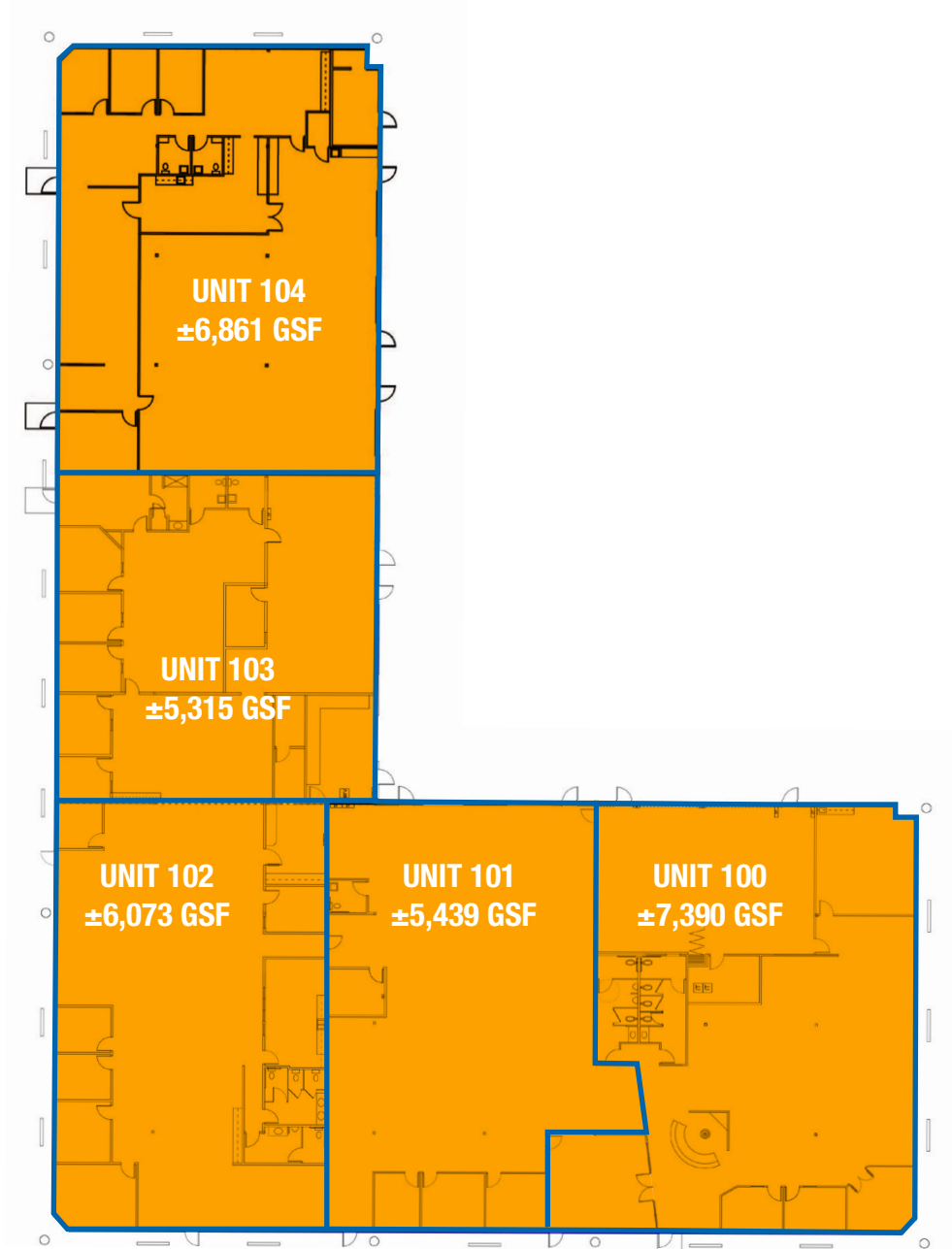
LEASE RATE: \$1.75/SF MODIFIED GROSS

CONDO PURCHASE PRICE: \$230/GSF



FLOOR PLAN: 1376 Lead Hill Boulevard

AVAILABLE UNITS	
100	±7,390 GSF
101	±5,439 GSF
102	±6,073 GSF
103	±5,315 GSF
104	±6,861 GSF

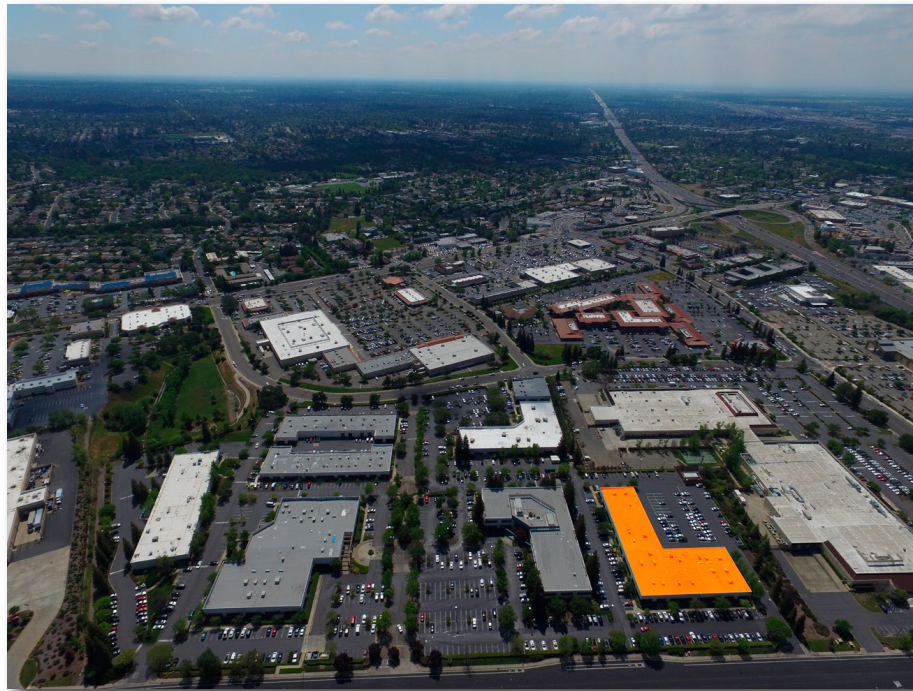


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*The potential yard space indicated above is contingent upon receiving approval from the City of Roseville to amend any applicable parking ratios or easements.

PHOTOS



DEMOGRAPHICS

MARKET OVERVIEW

1376 Lead Hill Blvd.,
Roseville, CA 95661

3 MILE RADIUS

KEY FACTS

138,442

Population

39

Median Age



Average Household Size

\$88,155

Median Household Income

EDUCATION



18.19%

High School Graduate



26.48%

Some College



35.70%

Bachelor's Degree Plus

HOUSING STATS



\$422,528

Median Home Value



41,999

Households



40.34%

% Renter Occupied Housing Units

BUSINESS



75,427

Total Employees

COMMUTERS



1.27%

Used Public Transportation



87.49%

Drove Alone to Work

EMPLOYMENT



68.74%

White Collar



31.26%

Blue Collar

Folsom Lake

Paul Manning's
ME Massage Envy
MY THAI
Osp V.I.A.

KAISER PERMANENTE

Douglas Blvd.

FedEx Kinko's
Jack
BIG 5 SPORTING GOODS
Raley's
Chevy's
PANDA EXPRESS
TARGET
petco
Walmart
crumbl cookies

TJ-maxx
Panera BREAD
FAMOUS footwear
FLEET FEET Sports

Eureka Rd.

ROSEVILLE Auto Mall

SITE



Placer Village

HOBBY LOBBY
Golden1 Credit Union
ROSS DRESS FOR LESS
DELTA CO
Office DEPOT
LA-BOU
Carls Jr.
SKECHERS
UMPQUA BANK

Douglas Blvd.

THE HOME DEPOT
24 FITNESS
Wendy's
JUNKY'S
Shane Co
TACO BELL
LAZBOY



Lead Hill Boulevard

N Sunrise Ave.

1376 Lead Hill Blvd.

1380 Lead Hill Blvd.

1386 Lead Hill Blvd.

1390 Lead Hill Blvd.

1836 Sierra Gardens

1830 Sierra Gardens

